



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: October 5, 2017
AGENDA DATE: October 11, 2017
PROJECT ADDRESS: 1117 Harbor Hills Dr (MST2017-00431)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Jessica W. Grant, Acting Senior Planner
 David Eng, Planning Technician II

I. PROJECT DESCRIPTION

The 17,639 square foot project site is currently developed with a 2,075 square foot, one-story, single-family dwelling and an attached a 460 square foot two-car garage. The proposal involves the demolition of the existing dwelling and garage and construction of a new 2,939 square foot, one-story dwelling and an attached 500 square foot two-car garage.

The discretionary application required for this project is a Front Setback Modification to allow the new dwelling and garage to be constructed within the required thirty-foot front setback (SBMC §30.20.030.A and SBMC § 30.250.20.B).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (New Construction or Conversion of Small Structures) and 15305 (Existing Facilities and Minor Alterations to Land Use Limitations).

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project with a condition.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	James LeCron	Property Owner:	Akila Krish
Parcel Number:	035-314-019	Lot Area:	17,639 sq. ft.
General Plan:	Low Density Residential	Zoning:	RS-15 (Residential Single
(max. 3 du/ac)		Unit)	
Existing Use:	Residential	Topography:	38 % slope

Adjacent Land Uses:

North – Residential
East - Residential
South – Residential
West – Public right-of-way

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,075 sq. ft.	2,939 sq. ft.
Garage	460 sq. ft.	500 sq. ft.
Accessory Space	None	None.

C. PROPOSED LOT AREA COVERAGE

Building: 3,628 sf 20% Hardscape: 2,377 sf 13% Landscape: 11,634 sf 67%

IV. DISCUSSION

The existing 2,075 square foot, one-story, single-family dwelling and an attached 460 square foot two-car garage are currently located within the required 30-foot front setback for the Residential Single Unit Zone, RS-15. On March 22, 1966, the Planning Commission granted this property a Zoning Modification to allow a portion of the dwelling to be constructed 15 feet from the front lot line instead of 20 feet. The property qualified for five-foot setback reduction of the 25-foot front yard required by the Zoning Ordinance at the time. The findings that the Planning Commission made for that approval included absence of hardship on adjacent neighbors, that there would be a small area of encroachment, and that other lots in the tract had been granted front yard setback Modifications.

The proposal for the new dwelling and garage requires a Front Setback Modification to allow portions of the development to be located up to 15 feet from the front lot line.

Staff supports the request for the Front Setback Modification because although the proposal will result in a greater area of encroachment under the current 30-foot front setback and a five-foot setback reduction, which the property still qualifies for, the footprint of the encroaching area that was allowed by the 1966 Modification will be reduced. The location of the new dwelling with respect to setbacks will also be similar with other dwellings on the same street and in the immediate vicinity, therefore maintaining a consistent streetscape. The area of greatest encroachment is also faces the public right-of-way and will not adversely impact the adjacent neighbor.

The Single Family Design Board reviewed the proposal on August 7, 2017 and found the requested Modification aesthetically appropriate.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Front Setback Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure appropriate improvements on the lot. The Modification will not cause adverse impacts to adjacent neighbors, the encroachment into the front setback will be consistent with many other properties in the tract that have been granted Front Setback Modifications due to the steep topography, and the area of previously permitted encroachment will be reduced by the proposal.

1. Prior to the next applicant submittal, the Project Data on plans will indicate that the project will be developed under Title 30 (Zoning Ordinance).

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated July 10, 2017
- C. SFDB August 7, 2017 Meeting Minutes

Contact/Case Planner: David Eng, Planning Technician II
(DEng@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x 5541



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*** SEPARATELY DISTRIBUTED SITE PLAN ***

Exhibit A: This site plan for this Staff Report has been distributed separately. A copy of the Staff Report, site plan, and exhibits/attachments are available for viewing at the Planning and Zoning Counter at 630 Garden Street, Santa Barbara, CA between the hours of 8:30 a.m. and 4:30 p.m., Monday through Thursday, and every other Friday.

Please check the City Calendar at www.SantaBarbaraCA.gov to verify closure dates.

Arri / LeCron Architects, Inc.
James LeCron Architect
109 Oliver Rd.
Santa Barbara, CA 93109
805-966-4034

City of Santa Barbara
Community Development
735 Anacapa Street
Santa Barbara, CA 93101

July 10, 2017

**1117 Harbor Hills Dr.
APN 035-314-019
ZONE E-1
EXISTING USE: SFR**

Request for a Modification for an encroachment in the front setback.

The project is a new single family residence with an attached 2 car garage to replace an existing single family residence and attached 2 car garage.

Because of the steepness of the existing slope, the existing residence was granted a Modification to allow a 15' front yard setback when it was constructed in 1966.

The existing house is proposed to be demolished, and replaced with a new SFR and attached garage.

After a Pre-Application hearing, staff determined that a new Modification will be required in order to maintain the existing 15' setback.

It should be noted that the new design maintains the required 30' front yard setback for the most part, and only encroaches to 15' for a small portion of the site in the same area as the existing structure. The proposed encroachment is much less in area than the previous encroachment.

Sincerely,



James LeCron, Architect

OWNER:

Prem & Akila Krish
520 Trinidad Ln.
Foster City, CA. 94404

EXHIBIT B

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 1117 HARBOR HILLS DR****E-1 Zone****(4:40)**

Assessor's Parcel Number: 035-314-019
Application Number: MST2017-00431
Owner: Akila Krish
Architect: James Lecron

(Proposal to demolish an existing 2,075 square foot one-story, single-family dwelling with an attached 460 square foot two-car garage, and construct a new 2,939 square foot, one-story, single-family dwelling with an attached 500 square foot two-car garage. Other site improvements include 1,577 square feet of terraced decks and a new spa. The proposed total of 3,439 square feet of development on a 17,639 square foot lot located in the Hillside Design District is 78% of the guideline maximum floor-to-lot-area ratio (FAR). Staff Hearing Officer review is requested for new construction within the required 30-foot front setback.)

(Comments Only. Project requires Staff Hearing Officer review for a Zoning Modification request.)

Actual time: 4:25 p.m.

Present: James Lecron, Architect

Public comment opened at 4:31 p.m.

Janet Callaway spoke with concerns regarding the integrity of the shared hillside and wanted more information on how the developer will address potential grading issues.

Public comment closed at 4:34 p.m.

Motion: Continued to the Staff Hearing Officer for return to the Full Board with comments:

1. The proposed modification to the front yard setback is aesthetically appropriate.
2. The applicant is to return with site sections through the north and south portions of the project.
3. The applicant is to provide a full landscape plan.
4. The applicant is to provide top and bottom wall elevations of the back deck, terrace, and wall heights.

Action: Moticha/James, 4/0/0. (Sweeney absent.) Motion carried.

*** MEETING ADJOURNED AT 4:43 P.M. ***

EXHIBIT C